



HELLIWELL & Co.

Chalfont Way, Ealing, W13

Guide Price £1,250,000





Helliwell & Co is proud to present this unique opportunity to acquire a stunning 5-bed, 3-bath, 2-reception house, complete with generous driveway and south-facing rear garden.

With every brick and joist being brand new, this fantastic house comes with a 6 year warranty and offers buyers the chance to finalise the finishing touches to their specification.

This truly luxurious home comes equipped with high-end features including state-of-the-art air conditioning system, underfloor heating and designer kitchen with range cooker, American-style fridge-freezer, Quooker boiling water tap and Franke double sink with InSinkErator waste disposal.



- Stunning New Build House
- Luxury Finish Throughout
- Generous Multi-Car Driveway
- Underfloor Heating & Air-Con
- Envidable School Catchment
- Highly Desirable Cul-De-Sac



HELLIWELL & Co.

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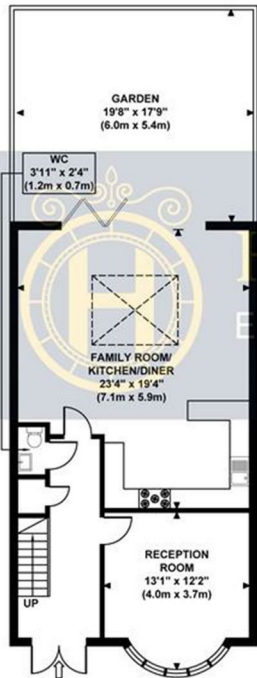
CHALFONT WAY

Approximate Gross Internal Area
1635 sq ft / 151.9 sq m

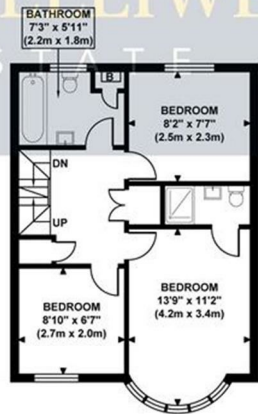
(Excluding Eaves Storage/Reduced Headroom Areas)

Eaves Storage/Reduced Headroom Area 67 sq ft / 6.2 sq m

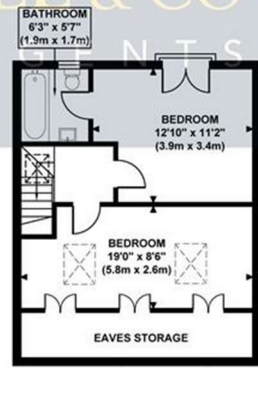
Total Area 1702 sq ft / 158.1 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 672 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 537 SQ FT



TOP FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.